

## Ashbourne Gardens, Bolton Outlanes, Bradford, West Yorkshire, BD2 4AE

- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- THREE RECEPTION ROOMS
- MODERN KITCHEN
- DOUBLE GLAZING & GAS CENTRAL HEATING
- COUNCIL TAX BAND C
- RENOVATED TO A HIGH STANDARD BY THE CURRENT OWNERS
- GROUND FLOOR WC
- GOOD SIZE FAMILY SHOWER ROOM
- DRIVEWAY PARKING
- EPC RATING GRADE D

Offers Over £190,000

# Ashbourne Gardens, Bolton Outlanes, Bradford, West Yorkshire, BD2 4AE

Nestled in the charming Ashbourne Gardens of Bradford, this delightful three-bedroom semi-detached bungalow is a true gem waiting to be discovered.

Renovated to an impeccable standard by its current owners, this property exudes warmth and comfort from the moment you step inside.

Boasting not just one, but three reception rooms, this home offers ample space for entertaining guests or simply unwinding with your loved ones. The spacious entrance hallway sets the tone for the rest of the property, welcoming you with open arms into a world of modern elegance.

The heart of this home lies in its modern kitchen, where culinary delights are waiting to be created. With the convenience of a ground floor WC and a generously sized family shower room, every aspect of practicality has been carefully considered.

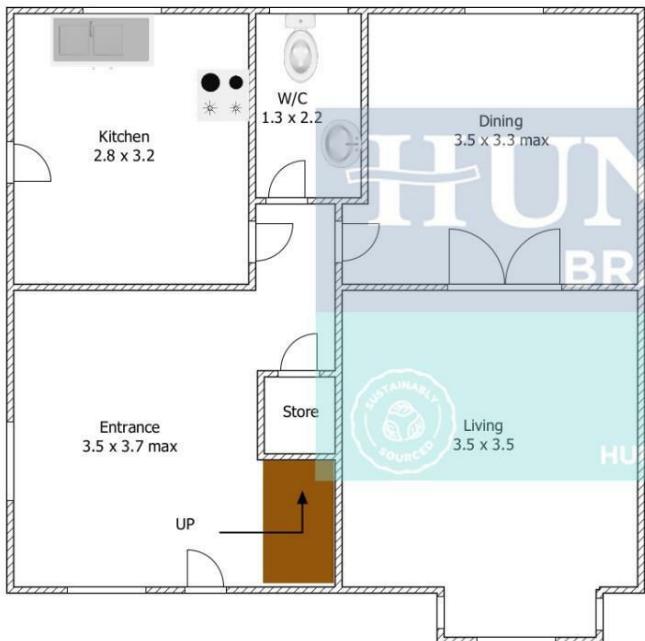
Equipped with double glazing and central heating, this property ensures your comfort all year round. The council tax band C and EPC rating grade D further add to the appeal of this wonderful abode.

In conclusion, this three-bedroom semi-detached family home is a rare find, offering both style and functionality in equal measure.

Don't miss the opportunity to make this house your home in the heart of Bradford.







## GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms and scaling of doors/windows/utilities/appliances/fittings are approximate and no responsibility will be taken for any error, omission, or misrepresentation. This plan is for illustrative purposes only and should be used as such by any prospective buyer.

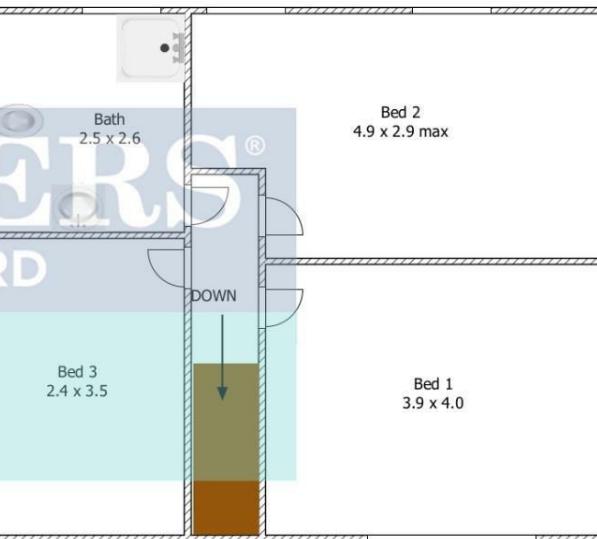
(Dimensions in metres)

### Viewings

Please contact [bradford@hunters.com](mailto:bradford@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

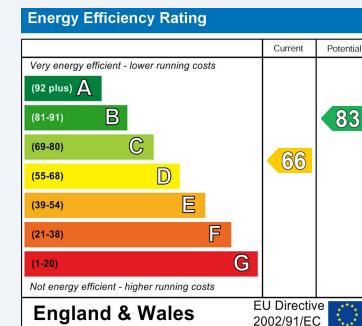
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



## FIRST FLOOR

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.